

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner : **Mr. Brahmdev Dudhnath Shukla**

Residential Flat No. 403, 4th Floor, "**Coral Park Co-Op. Hsg. Soc. Ltd.**", Peru Baug,  
Aarey Road, Village -Pahadi, Goregaon (East), District - Mumbai, PIN Code - 400 063,  
State -Maharashtra, Country - India

Latitude Longitude : 19°09'58.2"N 72°51'13.2"E

## Valuation Done for:

**State Bank of India  
Wodehouse Road Branch**

Buena Vista, Ground Floor, Opposite Y. B. Chavan Centre, Gen. J. Bhosale Marg, Mumbai -  
400021, State - Maharashtra, Country - India

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**Vastukala Consultants (I) Pvt. Ltd.**

**Mumbai · Delhi NCR · Aurangabad · Nanded**



Vastu/Mumbai/03/2019/014337/29189

15/9-100-PDAU

Date: 15.03.2019

**VALUATION OPINION REPORT**

The property bearing Residential Flat No. 403, 4th Floor, "**Coral Park Co-Op. Hsg. Soc. Ltd.**", Peru Baug, Aarey Road, Village - Pahadi, Goregaon (East), District - Mumbai, PIN Code - 400 063, State - Maharashtra, Country - India belongs to **Mr. Brahmdev Dudhnath Shukla.**

Boundaries of the property :

North	Aarey Road / 7 Hevens
South	Road / Mangrish Apartment
East	Road / Shubh Building ,
West	Sai Amrit CHS LTD

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for MSME Loan purpose at **₹ 1,81,65,000.00 (Rupees One Crore Eighty One Lac Sixty Five Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar  
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2019.03.18 15:50:21 +05'30'

**C.M.D.**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report



www.vastukala.org

**Mumbai**

121, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel : +91 22 28371325  
Fax : +91 22 28371324  
mumbai@vastukala.org

**Delhi NCR**

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

Mobile : +91 9216912225  
+91 9819678183  
delhinc@vastukala.org

**Nanded**

28, S.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel : +91 2462 244288  
+91 2462 239909  
nanded@vastukala.org

**Aurangabad**

Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S.), INDIA

Tel : +91 240 2485151  
Mobile : +91 9167204062  
+91 9860863601  
aurangabad@vastukala.org

**Valuation Report of Immovable Property**

1 Customer Details									
Name(s) of the owner(s).		Mr. Brahmdev Dudhnath Shukla							
Application No.									
2 Property Details									
Address		Residential Flat No. 403, 4th Floor, "Coral Park Co-Op. Hsg. Soc. Ltd. ", Peru Baug, Aarey Road, Village - Pahadi, Goregaon (East), District - Mumbai, PIN Code - 400 063, State - Maharashtra, Country - India							
Nearby Landmark / Google Map Independent access to the property		<b>Landmark:</b> Near Udipi Vihar <b>Latitude Longitude:</b> 19°09'58.2"N 72°51'13.2"E							
3 Document Details					Name of Approving Authority				
Layout Plan		N. A.	-		Approval No.		-		
Building Plan		No	Details not provided		Approval No.		Details not provided		
Construction Permission		No	Details not provided		Approval No.		Details not provided		
Legal Documents		Yes	1. Copy of Agreement For Sale dated 30.11.2005 2. Copy of Title Certificate dated 10.03.2005						
4 Physical Details									
Adjoining Properties		East		West		North		South	
As on site		Road / Shubh Building ,		Sai Amrit CHS LTD		Aarey Road / 7 Hevens		Road / Mangrish Apartment	
As per document		9 Mtrs. Wide lay out Road		C.T.S. No. 335		Aarey Road		9 Mtrs. Wide lay out Road	
Matching of Boundaries		-		Plot Demarcated		No		Approved land use	
						Residential purpose		Property Type	
								Residential	
No. of rooms		Living		1		Bed Room		2	
								Kitchen	
								1	
								Dining	
								0	
		Toilet		2		Bath room		0	
								WC	
								0	
								Small Room	
								0	
Car Parking									
Total no. of Floors		Ground + 7 upper floors.		Floor on which the property is located		4 <sup>th</sup> Floor		Approx. Age of the property	
								13 year(s) (Approx)	
								Residual age of the property	
								47 years Subject to proper, preventive periodic maintenance & structural repairs.	
								Type of structure : R.C.C. Foundation	
5 Occupancy Details - Tenant(s) Occupied									
Tenant Name(s)		Mr. Sukumar Patil							



	<b>Status of Tenure</b>	Yes	<b>No. of years of Occupancy</b>	: 1 months and 15 days	<b>Relationship of tenant with owner</b>	: Tenant
	<b>Present Income from the property</b>	₹ 25,00,000.00 Present Income from the property per month				
6	<b>Stage of Construction</b>					
	Stage of construction			Completed		
	<b>If under construction, extent of completion</b>			N.A.		
7	<b>Violations if any observed</b>					
	Nature and extent of violations			Approved Building plans were not provided and not verified.		
8	<b>Area Details of the Property</b>					
	<b>Carpet Area in Sq. Ft.</b>	Carpet Area = 705.00 (Area as per actual site measurement)	<b>Plinth area / Built up area in Sq. Ft. (Area as per agreement)</b>	865.00	<b>Saleable Area in Sq. Ft.</b>	-
	Remarks:					
9	<b>Valuation</b>					
	i. Mention the value as per Government Approved Rates also					
	Guideline rate obtained from the Stamp Duty Ready Reckoner			₹ 1,22,400.00 per Sq. M. i.e. ₹ 11,371.00 per Sq. Ft.		
	Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciate			₹ 1,16,802.72 per Sq. M. i.e. ₹ 10,851.00 per Sq. Ft.		
	ii. In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.					
	Indicator					
	Property : Residential flat for sale in Goregaon (East) Source : 99acres.com Saleable Area : 950.00 Sq. Ft. Expected Price : 1,70,00,000.00 Expected Rate/Sq. Ft : ₹17,894.74 per Sq. Ft. on Saleable area i.e. ₹21,474.00 on Built up area					
	Considering the above indicator of sale, current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 21,000.00 rate per Sq. Ft. (Inclusive of site and general development, on round walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities).					
	<b>Summary of Valuation</b>					
	i. <b>Guideline Value</b>					
		Area in Sq. Ft.	Rate in ₹	Value in ₹		
	Built up area	865.00	10,851.00	93,86,115.00		

	<b>ii. Fair Market Value of the Property</b>	
	Built Up / Saleable Area	865.00 Sq. Ft.
	Prevailing market rate	₹ 21,000.00
	iii. Floor Rise Rate per Sq. Ft.	₹ 0.00
	iv. PLC Rate per Sq. Ft.	₹ 0.00
	v. Total Rate per Sq. Ft.	₹ 21,000.00
	Total Value of the property	₹ 1,81,65,000.00
	vi. Realizable Value of the Property	₹ 1,63,48,500.00
	vii. Distress / Force Sale Value	₹ 1,45,32,000.00
	viii. Insurable Value of the Assets	₹ 22,49,000.00
<b>10</b>	<b>Assumptions /Remarks</b>	
	i. Qualification in TIR / Mitigation Suggested, if any	TIR not provided
	ii. Property is SARFAESI compliant	Yes
	iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.	No
	iv. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	Information not available
	v. Details of last two transaction in the locality / area to be provided, if available	Details Attached
	vi. Any other aspect which has relevance on the value or marketability of the property	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
<b>11</b>	<b>Declaration</b>	<p>i. The property was inspected by me / my authorised representative personally on 13.03.2019</p> <p>ii. The undersigned does not have any direct / indirect interest in the above property.</p> <p>iii. The information furnished here in is true and correct to the best of our knowledge.</p> <p>iv. I have submitted Valuation report directly to the Bank.</p>



12	<b>Name, address &amp; signature of Valuer</b>	<b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093	<p>For <b>VASTUKALA CONSULTANTS (I) PVT. LTD.</b> Digitally signed by Sharadkumar B. Chalikwar DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou, email=sharad@vastukala.org, c=IN Date: 2019.03.18 15:50:38 +05'30'</p> <p><b>Sharadkumar B. Chalikwar</b> C.M.D. Director</p>	
			<p><b>Sharadkumar B. Chalikwar</b> Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193</p>	<p>Date of valuation: 15.03.2019</p>
13	<b>Enclosures Documents &amp; Photographs</b>	<ol style="list-style-type: none"> <li>1. Valuation Report</li> <li>2. Location cum Route Map from Nearest</li> <li>3. Satellite Location Map</li> <li>4. Photographs of the property</li> </ol>		



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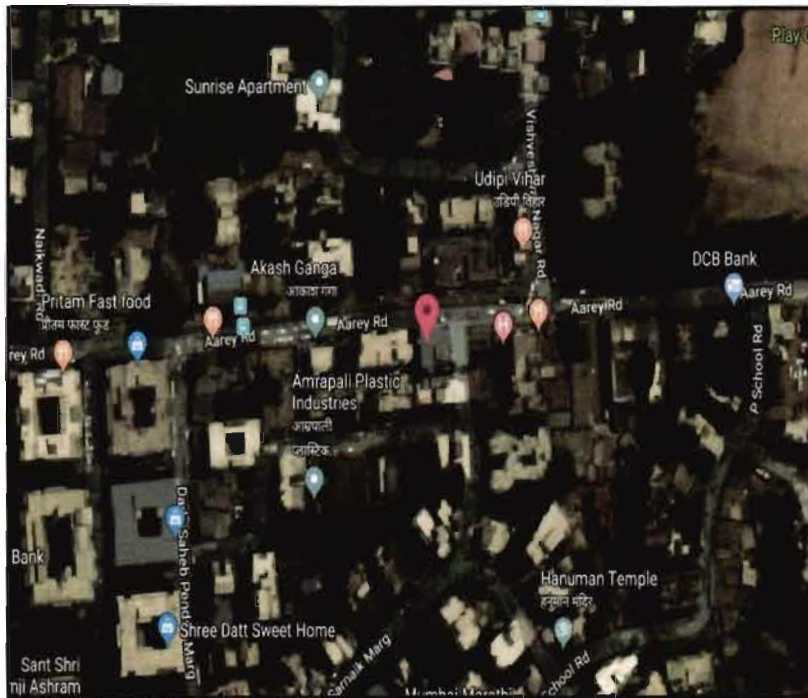


### Actual Site Photographs



### Route Map of the property

(Note: 📍 shows location)



**Latitude Longitude - 19°09'58.2"N 72°51'13.2"E**

Note:: The Blue line shows the route to site from nearest railway station (Goregaon 450 Mtr)





## Price Indicator

**99acres** Buy ▾ Property Type ▾ Type Location or Project/Society or Keyword SEARCH Home Loans Dashboard M

Home ▾ Property ▾ Mumbai Andheri-Dahisar ▾ Goregaon (East) ▾ Apartments ▾ 2 BHK ▾ 1.5 to 2.0 ▾ 100 to 1000 Sq.Ft. Posted on Feb 22, 2019 Ready to move

**1.7 Cr** @ 17,895 per Sq.Ft. **2BHK 2Baths** Contact Dealer

Estimated EMR: 1,35,700 Residential Apartment for Sale

Hill View Apartment, Goregaon (East), Mumbai Andheri-Dahisar, Mumbai What's nearby

**REAR STATUS** NOT AVAILABLE Website: <https://mehareraonline.gov.in>

Overview Society Location Price Trends Dealer Details Recommendations

**PROPERTY (1)** **SOCIETY (1)**

**Area**  
Super Built up area 950 Sq.Ft. ▾

**Configuration**  
2 Bedrooms, 2 Bathrooms, No Balcony

**Price**  
1.7 Crore (Negotiable)  
@ 17,895 per Sq.Ft.  
[View Price Details](#)

**Address**  
Hill View Apartment  
Goregaon (East), Mumbai Andheri-Dahisar

**99acres** Buy ▾ Property Type ▾ Type Location or Project/Society or Keyword SEARCH Home Loans Dashboard M

Home ▾ Property ▾ Mumbai Andheri-Dahisar ▾ Goregaon (East) ▾ Apartments ▾ 2 BHK ▾ 1.5 to 2.0 ▾ 800 to 900 Sq.Ft. Posted on Mar 13, 2019 Ready to move

**1.69 Cr** @ 19,097 per Sq.Ft. **2BHK 2Baths** Contact Dealer

Estimated EMR: 1,34,001 Residential Apartment for Sale

Sadguru Complex, Goregaon (East), Mumbai Andheri-Dahisar, Mumbai What's nearby

**REAR STATUS** NOT AVAILABLE Website: <https://mehareraonline.gov.in>

Overview Society Location Price Trends Dealer Details Recommendations

**PROPERTY (1)** **SAMPLE (12)** **SOCIETY (8)**

**Area**  
Super Built up area 885 Sq.Ft. ▾

**Configuration**  
2 Bedrooms, 2 Bathrooms, 7 Balcony

**Price**  
1.69 Crore (Negotiable)  
@ 19,097 per Sq.Ft.  
[View Price Details](#)

**Address**  
Sadguru Complex,  
Goregaon (East), Mumbai Andheri-Dahisar



### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference for **MSME Loan** purpose as on dated **16<sup>th</sup> March 2019**.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress"

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **UNDERLYING ASSUMPTIONS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar  
B. Chalikwar**

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2019.03.18 15:51:21 +05'30'

C.M.D.

Director



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



### DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for **₹ 1,81,65,000.00 (Rupees One Crore Eighty One Lac Sixty Five Thousand Only)**.

### STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The Valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the Valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a Valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of **1,000 (Rupees One Thousand Only)**. **All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity. We have personally inspected the assets.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2019.03.18 15:51:34 +05'30'

  
Director

C.M.D.

**Sharadkumar B. Chalikwar**

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Vastukala Consultants (I) Pvt. Ltd.

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